

Proposed Small Box Retail Discount Store Zoning Ordinance Text Amendment

Definition:

Article 2, Section 5.8 Definitions (N-S)

- (32) **SMALL BOX DISCOUNT STORE.** A retail store with a floor area ranging from 5,000-15,000 square feet that offers for sale an assortment of physical goods, products or merchandise directly to the consumer, including food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods, with the majority of items being offered for sale at lower than the typical market price. Small box discount stores do not include retail stores that: contain a prescription pharmacy; sell gasoline or diesel fuel; primarily sell specialty food items (e.g. meat, seafood, cheese, or oils and vinegars); or dedicate at least 15% of floor area or shelf space to fresh foods and vegetables.

Special use in all zones permitting retail: NS, RS, RC, B-1, B-2, B-3, I-1 (Telegraph Rd only):

Article 13 Neighborhood Shopping District (NS), Section 5.128(2)(c) Uses Permitted Subject to Special Approval

Article 14 Regional Shopping District (RS), Section 5.134(2)(n) Uses Permitted Subject to Special Approval

Article 15 Regional Center District (RC), Section 5.140(2)(f) Uses Permitted Subject to Special Approval

Article 16 Neighborhood Business District (B-1), Section 5.150(2)(b) Uses Permitted Subject to Special Approval

Article 17 Planned Business District (B-2), Section 5.159(2)(f) Uses Permitted Subject to Special Approval

Article 18 General Business District (B-3), 5.169(2)(f) Uses Permitted Subject to Special Approval

Article 20 Industrial District (I-1), Section 5.185(2)(a)(10) Uses Permitted Subject to Special Approval

Small Box Retail, subject to the following conditions:

1. Cannot be located any nearer than 1 mile (5,280 feet) to any other Small Box Retail location.
2. Hours of operation are limited to 8:00 a.m. To 10:00 p.m.
3. Any small box retail location approved prior to the effective date of this section shall be considered a legal nonconforming use.